heirs or to be fully contented & satisfied & paid of by Thomas Capell his heirs
Ex: & adm: & of & from every of them have given Granted Bargained Sold
alien enfeofed confirm & to the and by these presents doth fully clearly & absolutly give
Grant Bargaine sell alien enfeoffe and confirm unto the said Thomas Capell and his
heirs & assigns for ever all that plantation or moyety of a Tract of Land formerly —
belonging and in the poss: of Bernard Vlie of this City of Baltimore and afterwards
sold to peter Ellis of the aforesaid County and from him to Simond Darkins of the same
County Cooper and now in the poss: of Thomas Capell of the same County Brickly or
all being part of a peice of Land known by the name of Beaver Neck formerly Laid out
for John Collett of the aforesd County Gent: Lying and being in Chesapeak Bay and on the
westernside of the said Bay and on the northerside of a Creek in the said Bay called Miscelo
Creek in the said County of Baltimore within said plantation or moyety of Land Lyeth and
adjoyning to the plantation formerly belonging to Capt: Henry Hazlewood of the said City
Deceased and now in the occupation of James Ives of the aforesaid County and beginning
at the southernmost bounded tree of the aforesaid Tract of Land and running northeast
to the other moyety of the aforesaid Tract containing by Estimation Twenty five
Acres all being the southernmost part of the aforesd Tract of Beaver Neck according
to the Lots Straks of Survey upon Record as will more at Larg appear together with
all profits Rights and Priviledges thereunto belonging or in any wise appertaining to
have and to hold the said plantation or moyety of a Tract of Land with all and singular
the houses orchards Gardens Commonages pastures Fforests or any the appertenances thereunto
belonging from the said William Loney and Jane his wife their heirs Ex: &
Adm: unto the said Thomas Capell his heirs & assigns for ever free and clear
and clearly & from the Left Suitt Trable Interruption Evation of any person or
persons lawfully claiming or to claime by from or under the said William Loney & Jane
his wife and by from and by reason of any manner of former p: bended Gifts Bargains
sales mortgages annuity Rent charge or Rent Seeke or charges of Rent Statute Marchant
or of the Staple Joynture or any manner of assurances whatsoever and the said William
Loney & Jane his wife the said before Rehersed Bargained premises and every part
and parcell thereof from them the said William Loney and Jane his wife their heirs
Ex: Adm: does by these presents make over and convey the said Rehersed Land
unto the said Thomas Capell his heirs & assigns
for ever the Rents & services which shall grow due & payable to the Lord or Lords of
the fee for or by reason of their Signiority only excepted and forprised the said
the said William Loney and Jane his wife their heirs Ex: Adm: doth covenant and
Grant that the said Thomas Capell his heirs Ex: Adm: and assigns which by these presents
fully clearly & totally and lawfully vested in and to the said before Bargained
premises with all and every of their appertenances in a good & undeseizable state
of Inheritance in fee simple without any Doubt or Dispute or Dispute any manner
assurances properly claimed challenged or demanded ought to be demanded

confirmed any manner of ways to alter Debate or change the property thereof
by any manner of former Deeds Writings or Act made or suffered to be done by the
said William Loney and Jane his wife their heirs Ex: Adm: or assigns for or against the
full peaceable and quiet poss: or quiet enjoying of him the said Thomas Capell his
heirs and assigns for ever but that the said Thomas Capell his heirs Ex: Adm: or assigns
from time to time and at all times hereafter peaceably and quietly have hold and
enjoy the said before mentioned to be hereby bargained premises with their and every of
their appertenances in a sure and ample manner to all intents and purposes as may
be devised or considered any manner of ways for the further better and more perfect
making sure or sure making over of the be for mentioned by bargained premises with the
appertenances and every part & parcell thereof unto the said Thomas Capell his heirs
assigns for ever: and the said William Loney and Jane his wife their heirs Ex: Adm:
every of them by these presents doth further covenant and agree that they the said William
Loney and Jane his wife their heirs Ex: Adm: or assigns will from hence forward from
time to time and at all times hereafter upon every Reasonable Request and at the
Charges of him the said Thomas Capell his heirs Ex: Adm: or assigns be ready to give
make over or other wise as the said Thomas Capell shall request to acknowledge and
every the be for mentioned to be hereby granted and bargained premises with their and
every of their appertenances unto the said Thomas Capell his heirs & assigns for ever in as
ample manner as shall be by the Counsell learned in the Law of him the said Thomas Capell
his heirs Ex: Adm: or assigns for the further better and more sure & absolut Convey
ing and making over of the be for mentioned to be hereby bargained premises
their and every of their appertenances be Reasonable Devised advised or
required In witness whereof the parties first above named have to these presents
their hands & Seales the day and Year first above written

Sealed & Delivered in the presence of
Thomas Trimble William Loney
mark
Jonathan Davis

John Loney
mark

Recd the 13: 1708 then before me William Loney & acknowledged the within
Deed of Feoffment to be his proper act & Deed & then the said William Loney and the within
named Thomas Capell his heirs and assigns for ever — Coram me
John Hall
Robert Gibson

The at the same time came Jane the wife of the said William Loney & did of her voluntary
free will & Consent acknowledge the within mentioned deed to be her proper act & Deed unto
the within named Thomas Capell and his heirs & assigns for ever without any manner of fear
or compulsion of her said husband
John Hall
Robert Gibson

Recd of Thomas Capell for the alienation of the within land the sum of one shilling
sterling by me ordr: of Mr James Hall I say Recd p me John Hall